

**CITY OF MUSKEGON**  
**PLANNING COMMISSION**  
**REGULAR MEETING**

DATE OF MEETING: Thursday, March 16, 2017  
TIME OF MEETING: 4:00 p.m.  
PLACE OF MEETING: Commission Chambers, First Floor, Muskegon City Hall

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**AGENDA**

- I. Roll Call
- II. Approval of Minutes from the regular meeting of February 16, 2017.
- III. Public Hearings
  - a. **Hearing, Case 2017-03:** Staff-initiated request to amend Article IV (R-1, Single Family Residential Districts) to rename it R-1, Single Family Low Density Residential Districts.
  - b. **Hearing, Case 2017-04:** Staff-initiated request to amend Article IV (R-1, Single Family Residential Districts) to create two new categories for single family districts. These will include R-2, Single Family Medium Density Residential Districts and R-3, Single Family High Density Residential Districts.
  - c. **Hearing, Case 2017-05:** Staff-initiated request to amend Article IV (R-1, Single Family Residential Districts) to amend the preamble to reflect the changes made by adding the new residential districts; to amend Sections 400 (Principal Uses Permitted) and Section 401 (Special Land Uses Permitted) to create the allowed and special uses permitted in the new residential districts; and to amend Section 404 (Area and Bulk Requirements) to create the development standards for the new residential districts.
- IV. New Business
- V. Old Business
  - a. Update on WI-PUD zoning amendments
  - b. Update on Urban Residential zoning expansion
- VI. Other
- VII. Adjourn

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CITY COMMISSION AND ANY OF ITS COMMITTEES OR SUBCOMMITTEES

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Ann Meisch, City Clerk  
933 Terrace Street  
Muskegon, MI 49440  
(231) 724-6705

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STAFF REPORT  
March 16, 2017

**Hearing, Case 2017-03:** Staff initiated request to amend Article IV (R-1, Single Family Residential Districts) to rename it R-1, Single Family Low Density Residential Districts.

**Hearing, Case 2017-04:** Staff initiated request to amend Article IV (R-1, Single Family Residential Districts) to create two new categories for single family districts. These will include R-2, Single Family Medium Density Residential Districts and R-3, Single Family High Density Residential Districts.

**Hearing, Case 2017-05:** Staff initiated request to amend Article IV (R-1, Single Family Residential Districts) to amend the preamble to reflect the changes made by adding the new residential districts; to amend Sections 400 (Principal Uses Permitted) and Section 401 (Special Land Uses Permitted) to create the allowed and special uses permitted in the new residential districts; and to amend Section 404 (Area and Bulk Requirements) to create the development standards for the new residential districts.

## SUMMARY

1. Staff held two public workshops regarding the small lot zoning and the downtown multi-family zoning proposals. The small lot zoning proposal was very well received; however, there are still some concerns over the multi-family zoning, so staff is working on some revisions and plans to request the amendments at the April 13 Planning Commission meeting.
2. The reason for these three amendments is to allow each specific residential block to be developed in the same manner in which it was created. Many homes in the downtown area are built on 33' wide lots, but the ordinance currently requires lots be 50' wide to be buildable. This limits development and creates a lot of non-conforming lots. Many lots in the Nims and Beachwood-Bluffton neighborhoods are just over 40' wide, but development is again limited because of non-conformities.
3. The first request is to rename R-1, Single-Family Residential Districts to R-1, Single Family Low Density Residential Districts. This will just change the name of the zoning district and will not change any of the regulations on parcels with this designation.
4. The second request is to create two new zoning districts to go in Article IV along with R-1 districts. These will be R-2, Single Family Medium Density Residential Districts and R-3, Single Family High Density Residential Districts. The uses for all three districts will be the same. The only thing that will be different is the area and bulk requirements.
5. The third request is to modify the wording in Article IV to reflect the new zoning regulations. This will include changes to Sections 400, 401 and 404.
6. None of these requests will result in a rezoning for any property. Staff will request the rezoning of certain properties to R-2, R-3 and Urban Residential in April. All of these property owners will be properly notified before the meeting.
7. Please see the enclosed workshop handouts related to the residential amendments.

## **MOTIONS FOR CONSIDERATION**

**Hearing, Case 2017-03:** Staff initiated request to amend Article IV to rename it R-1, Single Family Low Density Residential Districts.

I move that the request to amend Article IV (R-1, Single Family Residential Districts) to rename it R-1, Single Family Low Density Residential Districts be recommended for (approval/denial) to the City Commission.

**Hearing, Case 2017-04:** Staff initiated request to amend Article IV (R-1, Single Family Residential Districts) to create two new categories for single family districts. These will include R-2, Single Family Medium Density Residential Districts and R-3, Single Family High Density Residential Districts.

I move that the request to amend Article IV of the zoning ordinance to create two new categories for single family districts; R-2, Single Family Medium Density Residential Districts and R-3, Single Family High Density Residential Districts; be recommended for (approval/denial) to the City Commission.

**Hearing, Case 2017-05:** Staff initiated request to amend Article IV (R-1, Single Family Residential Districts) to amend the preamble to reflect the changes made by adding the new residential districts; to amend Sections 400 (Principal Uses Permitted) and Section 401 (Special Land Uses Permitted) to create the allowed and special uses permitted in the new residential districts; and to amend Section 404 (Area and Bulk Requirements) to create the development standards for the new residential districts.

I move that the request to amend Article IV to amend the preamble to reflect the changes made by adding the new residential districts; to amend Sections 400 and Section 401 to create the allowed and special uses permitted in the new residential districts; and to amend Section 404 to create the development standards for the new residential districts; be recommended for (approval/denial) to the City Commission.